

## Scoping Meeting Summary and Recommendations from the East Central Florida Regional Planning Council

**MEETING DATE:** November 1, 2012

**LOCATION:** Lake-Sumter State College, South Lake Campus – Building 1, Room 204  
1250 N. Hancock Road, Clermont, Florida

**ATTENDEES:** 146 Participants (listed in Exhibit A and Exhibit B)

**TIME:** 2:30 p.m. to 5:30 p.m.

**PREPARED BY:** Laura Turner, Laura Turner Planning Services  
(on behalf of the East Central Florida Regional Planning Council)

**DATE PREPARED:** November 16, 2012

There is an area of 16,200 acres located in South Lake County that qualifies for completing the sector planning process, as described in Chapter 163.3245, Florida Statutes. This area is generally bounded by: State Road 50 (to the north), US 192 (to the south), US 27 (to the west), and the Orange County line (to the east). The purpose of a Sector Plan is to provide the overall blueprint for future development with specifics handled during the preparation of Detailed Specific Area Plans (DSAPs). This project is known as the South Lake Sector Plan as well as the Wellness Way Sector Plan; both names refer to this area.

To begin this process, Lake County hosted a Scoping Meeting on November 1, 2012. The purpose of this meeting was to identify relevant planning issues that need to be addressed during the sector planning process as well as to identify the data sources that will be used. The East Central Florida Regional Planning Council (ECFRPC) provided the meeting's facilitator. This summary provides highlights of the presentations that were made, the issues that were discussed, and the ECFRPC recommendations to Lake County as the sector planning process begins.

### Welcome and Introductions

Commissioner Sean Parks (Lake County – District 2), welcomed the group and introduced the elected and appointed officials participating in the meeting. The concept of the Wellness Way Sector Plan has been evolving over several years with the help the Lake County community, South Lake County land owners, County staff and commissioners, and the legislative delegation. The intent is to promote purpose-driven planning and responsible investment so that there will be economic progress in this area. During the Scoping Meeting, Commissioner Parks encouraged the group to keep in mind what this area should look like in the future, what possibilities and potential for economic vitality does the area have, and what can be done to promote the local vision.

This area is well positioned for future transportation corridors as well as building on the success of the health and wellness business sectors. In addition to hospitals and doctors, this segment includes:



medical manufacturing; sports and recreational medicine; and medical simulation technology. In addition, there is a need to protect the area's existing natural areas. The area's assets (such as Lake Louisa State Park, the National Training Center, local hospitals, and a range of active recreational opportunities) need to be considered during this planning process. The County's approach to the area's economic health is to cultivate and grow businesses rather than rely only on relocations, using programs like business incubators to support this approach. The ideas shared at this meeting will provide the foundation for the Sector Plan and how this area will take shape for many years to come.

### **Sector Plan Intent**

Laura Turner (Laura Turner Planning Services), the Scoping Meeting facilitator, also welcomed the group and reviewed the agenda. She noted that most of the meeting was devoted to small group discussions of the issues, covering: economic development; natural resources; land use and the built environment; transportation and trails; and public facilities and infrastructure. Before discussion began, two presentations were given to provide background.

### ***Economic Vision***

Scott Blankenship (Lake County's Economic Development and Tourism Director) reviewed Lake County's perspective of the Wellness Way Sector Plan. He began by sharing the County's formula for success: Right Idea + Organization and Structure + Communal Forces + Leadership = Economic Prosperity and Quality of Life. The health and wellness industry has a solid foundation in South Lake County with the two hospitals and the National Training Center. By taking advantage of the sector planning process, opportunities can be identified to create places to work as well as places to live and play. The County is using business incubator programs which are designed to support successful development of entrepreneurial companies. Instead of a more traditional approach of "hunt and capture strategy" for one single user, the County prefers a "cultivate and grow" approach that capitalizes on existing assets. Incubator targets include: human performance science and technology; ecological research; agri-technology; smart energy; transportation logistics; and health and geriatric research.

In addition, the West Orange South Lake Transportation and Economic Development Task Force has been considering conceptual transportation corridors for the South Lake County area as well as west Orange County, including the area known as Horizon West. Completing the area's transportation network is a key infrastructure investment that will be needed to complete the area's future economic vision.

### ***Sector Plan Process***

Brian Sheahan (Lake County's Planning and Community Design Manager) provided an overview of the sector planning process. In May 2011, the Lake County Board of County Commissioners passed Resolution 2011-70 to support economic development in South Lake County. The Florida Department of Economic Opportunity also supports the South Lake Sector Plan concept. Funding is in place to complete the plan (\$50,000 from Lake County and \$175,000 from private land owners). A corporation has been formed, consisting of more than 24 property owners with holdings of over 11,000 acres in South Lake County. This group, known as the South Lake Community Planning Fund, Inc., provided the \$175,000 match which is allowing the Sector Plan to move forward.



The benefits of completing a sector plan include:

- Long term planning for large areas, protects neighborhoods, and avoids sprawl;
- Addresses regional issues;
- Fosters innovative planning and development strategies;
- Protects regionally significant resources and facilities; and
- Creates economic opportunity.

The Scoping Meeting initiated this planning process with the intent of identifying broad planning issues that need to be addressed as the Sector Plan is developed. Information from the Scoping Meeting will be used in refining the Request for Proposals (RFPs) from planning firms to complete the South Lake Sector Plan. It is anticipated that work on the Sector Plan will begin in early 2013. The sector planning process will result in a Master Plan for the County Commission to consider as a comprehensive plan amendment. Once in place, more detailed plans and approvals may be sought for smaller areas, known as Detailed Specific Area Plans (DSAPs). Each DSAP must be at least 1,000 acres in size.

### **Statutory Requirements of Scoping Meeting**

Laura Turner provided an overview of the Scoping Meeting's statutory requirements. The intent of the meeting is to identify "relevant planning issues" that will guide the development of the Sector Plan. In addition, data and resources available to assist in preparing the Sector Plan are to be identified. Finally, the ECFRPC "shall make written recommendations to the state land planning agency [Florida Department of Economic Opportunity] and affected local governments on the issues requested by the local government." A meeting summary will include the collection of all ideas shared at the Scoping Meeting.

### **Discussion of Relevant Planning Issues**

All participants had the opportunity to share ideas during the Scoping Meeting through small group discussions. Discussion focused on one topic at a time (economic development; natural resources; land use and built environment; transportation and trails; and public facilities and infrastructure). A brief overview of each topic was provided, followed by small group discussions at 14 tables. All topic-related ideas were shared followed by each table identifying top priorities. Before moving on to the next topic, each table shared their priorities with all the participants.

Since ideas, specific strategies, and priorities varied by table, everything shared is provided in Exhibit B (Planning Issues Identified by Table). In addition, individuals could submit written comments to Mr. Sheahan through November 8, 2012 and those comments are provided in Exhibit C (Comments Submitted Outside the Scoping Meeting and Received by November 8, 2012). Original copies of the discussion notes and sign in sheets are located in the Lake County project files. The balance of this section describes the general consensus of the ideas shared during the Scoping Meeting.



## **Economic Development**

Scott Blankenship provided additional background related to economic development for this area. As the group discussed the issues, they were encouraged to look at opportunities for the following business types: professional office; retail; industrial; health care; education; open space; parks and recreation; public utilities; and housing (apartments, townhomes, condos, and single family). Other opportunities to consider included a large sports venue and a small regional airport.

### ***Ideas***

- Build on existing assets
  - Existing agriculture – research and development; manufacturing incubators; small processing plant for existing crops; retain existing citrus groves
  - Medical-related campuses at Horizon West (Orlando Health and Florida Hospital)
  - National Training Center (NTC) along with the related sports and wellness business sectors
- Coordinate activities with nearby cities, Horizon West, and rest of Region
  - Create a regional employment base with long term stable employment
- Define the Region's brand; make use of marketing; pursue as a Region and not compete against each other within the Region
- Look at how transportation, natural resources, land uses, and infrastructure relate to the desired types of economic development for the area
- Look at partnership opportunities to grow businesses
  - Complement what is found at Horizon West
  - Education facilities to provide training for needed skills (match the new businesses)
- Businesses to Target (specifics found in Exhibit B)
  - Agriculture-based
  - Office and high tech
  - Sports medicine and training
  - Industrial uses (many noted that if industrial/manufacturing uses are included to make sure they are located away from environmentally sensitive areas; compatible adjacent uses)
  - Corporate regional offices
  - Research park (biomedical, tech, engineering, human performance facilities)
  - Teaching/medical college
  - Eco-tourism
  - Green businesses – biofuel, solar
  - Housing – majority wanted a mixture of housing types (some didn't want any housing)
- Airport – regional or small executive
- Sports Venue – large venue; regional park; training facilities; sports equipment; events; minor league teams
- Economic incentives to attract the desired types of businesses
- Need guidelines for positive growth with flexibility



## **Natural Resources**

Brian Sheahan reviewed the key natural resources of the area, including Lake Louisa State Park and the Green Swamp as well as upland areas (habitat to several endangered species). As the group discussed the issues, they were encouraged to consider: areas to protect; view sheds; and eco-tourism opportunities.

### ***Ideas***

- Inventory existing assets (Green Swamp, Lake Wales Ridge, Lake Louisa State Park) and features (wetlands, uplands) and use to identify where development will and will not occur
  - Include habitats and wildlife corridors, especially for protected species
  - Interconnect preserved areas
  - Management of preserved areas
  - View shed opportunities; preserve topography
- Work as a region to address water supply and quality
  - Be consistent with the South Lake Water Initiative
  - Savings from use of reclaimed water (Conserv II)
  - Protect the aquifer
  - Water reuse and conservation – rain gardens
  - Look for ways to decrease impervious surfaces
  - Stormwater treatment for properties draining into the Green Swamp
- Direct development away from environmental sensitive areas
- Incentives for preservation
  - Compensate owners of uplands that have ecological value worth preserving
  - Transfer Development Rights (TDRs)
  - Mitigation credits
  - Eco-tourism partnerships
- Natural Resources are area's assets
  - Foundation for ecotourism (low impact; trails like West Orange Trail)
  - Education opportunities to learn about area's natural assets
  - Increase accessibility to Lake Louisa State Park
- Target environmentally friendly companies to locate in the area
- Use mitigation banks to offset impacts – wetlands, uplands, gopher tortoises, listed species
- Use Florida friendly/native plants for landscaping



## **Land Use and Built Environment**

Brian Sheahan reviewed the anticipated land uses for this area as well as the potential connections to Horizon West (an approved Sector Plan located in Orange County, adjacent to the South Lake Sector Plan's eastern boundary). As the group discussed the issues they were encouraged to consider the types of land uses and locations for: professional office; retail; industrial; health care; education; open space; parks and recreation; public utilities; and housing (apartments, townhomes, condos, and single family).

### ***Ideas***

- Protect the area's character
- Consider the connections between transportation and land use
- Look at land uses from a regional perspective (relates to adjacent areas to Sector Plan) as well as within the Sector Plan area; transitions to areas outside of Sector Plan
- Mixture of land uses
  - Live, Work, Play areas – walkable and bikeable
  - Cluster development – away from environmentally sensitive areas; direct development to where facilities already exist; higher densities to leave more open spaces; concentrate in nodes rather than along corridors
  - Uses to complement Horizon West uses
  - Neotraditional neighborhood development
  - Transit oriented development
  - Minimum densities rather than maximum densities
  - Recreation with trails and connectivity
  - Conserv II – locate Rapid Infiltration Basins (RIBs) and solar energy; parks
  - Include “tourism” as a use
  - Retail village rather than retail corridor
  - Rural protection zones (green building; village concept like Horizon West)
  - Focus on design rather than land use type
- Need long term flexibility – ability to respond quickly to market changes
- Town Center
  - Central and integrated into the rest of the uses; not a separate, isolated area
  - Share with Horizon West
- Incentives for desired land use pattern
  - TDRs
  - Development credits



## Transportation and Trails

TJ Fish (Executive Director for the Lake-Sumter Metropolitan Planning Organization) provided an overview of existing roads and trails in the South Lake Sector Plan area as well as the future opportunities. He reviewed the three east-west corridors as well as the potential for north-south connections. While transit may not occur in the early phases of the Plan, it should be considered in the discussions. The MPO will work closely with Lake County to ensure that the transportation facilities identified in the Sector Plan are reflected in the Long Range Transportation Plan. As the group discussed the issues, they were encouraged to consider: three corridors (Wellness Way, Schofield Road, and Sawgrass Bay Boulevard), completing the network (connections between US 27 and Toll Road 429), and a variety of modes (roads, trails, and transit).

### *Ideas*

- Need connections and future network that serves the area
  - Three east-west corridors (Wellness Way, Schofield Road, and Sawgrass Bay Boulevard)
  - North-south connections – extend Hancock and Hartle Roads to south
  - Connect US 27 to Toll Road 429 (Toll Road 429 is in Orange County)
  - Include trails as part of the overall transportation network
  - Focus projects more in the northern part of the area
  - Create a grid pattern as network is completed
- Multi-modal approach
  - One map that shows all improvements; complete network
  - Relationship between land use and transportation
- Plan for transit
  - Be ready for when densities can support it
  - Consider a Lymmo-like loop between Horizon West and South Lake Sector Plan Town Centers
- Trails
  - Expand trail system (some want separate from roads; others want adjacent to or in roads)
  - Extend West Orange Trail to Lake Louisa State Park
- Extensive agency coordination needed among agencies to ensure success (Lake County, Orange County, Orlando-Orange County Expressway Authority, Florida Department of Transportation, Lake-Sumter MPO, MetroPlan Orlando)
- Look at funding sources
  - Developer incentives
  - Public private partnerships
  - Municipal Service Taxing Units (MSTUs)
  - Shared costs (not just burden of developer)
  - Toll roads (split – some want and others don't)



## **Public Facilities and Infrastructure**

Jim Stivender (Lake County's Public Works Director) provided an overview of the utilities, parks, and schools for this area. He reminded the group that Lake County does not provide utilities. A need has been identified for a regional park in this area. As schools are discussed, consider the types of training needed to provide the skills that will match up with the economic development strategies. The group was encouraged to discuss their thoughts about utilities, park, schools, and other infrastructure for the area.

### ***Ideas***

#### **Utilities**

- Regional Master Water and Sewer Plan (work with Orange County)
- Sub-regional plan for utilities
- Identify utility providers (existing and future)
- RIB expansion
- Alternative energy and renewable resources

#### **Parks**

- Park plan needed
  - Look at trails connecting parks
  - Passive and active parks needed
  - Regional park needed
  - Neighborhood parks needed – integrate into residential areas
- Co-locate parks and school facilities

#### **Schools**

- School needs should be based on Sector Plan; sub-regional plan
- Co-locate parks and school facilities
- Multi-school campus – VoTech, university, agriculture
- Walkable and bikeable schools
- Share cost of schools; compensate land owners for community use

#### **Other**

- Develop an overall funding strategy – benefit zone; Community Development Districts
- Identify “civic” lands prior to development
- Identify sites with multiple uses – sheriff, school, park

## **Identification of Data Sources**

As the Sector Plan process begins, the primary sources of data will be: Lake County (including the 2030 Comprehensive Plan and updated data sets and maps); Lake-Sumter MPO (transportation); and the East Central Florida Regional Planning Council (Region's GIS clearinghouse). Additional data sources may be identified during the sector planning process.





## ECFRPC Recommendations to Lake County

Based on the input received at the Scoping Meeting, the East Central Florida Regional Planning Council (ECFRPC) makes the following recommendations to Lake County as the Sector Plan is developed.

- Treat the **five topic areas** (economic development; natural resources; land use and built environment; transportation and trails; and public facilities and infrastructure) as the building blocks for creating the Sector Plan communities. Begin the sector planning process by using the broad ideas shared at the Scoping Meeting.
- An initial assessment of the area's existing **opportunities and constraints** should be the foundation for creating the South Lake Sector Plan.
- Extensive **coordination** with local jurisdictions, agencies, property owners (including the Lake County-South Lake County Community Planning Fund), stakeholders, and elected officials will be needed throughout the sector planning process. Several ideas extend beyond Lake County and the Sector Plan boundaries. This coordination should include an advisory committee structure so everyone stays informed and has the opportunity to share thoughts before key decisions are made.
- As **connections** between land uses are developed, consider the design principles of programs such as Safe Routes to Schools
- Consider project costs and the related **funding** sources as the Sector Plan takes shape
- Build **flexibility** into the Sector Plan so there is the ability to respond to changing market conditions without going through additional approvals.
- **Balance** overall regional goals with property rights by: including property owners in the sector planning process while also looking for partnerships and incentives as ways to achieve desired results.
- Look at how the Sector Plan relates to the **rest of the Region** as well as what happens within the Plan's boundaries.

## Next Steps

The submittal of this summary to Lake County completes the Scoping Meeting. Lake County will be issuing an RFP for a planning firm to complete the Sector Plan. Once a firm is selected, work on the South Lake Sector Plan will begin, which is expected to be early 2013. After the Sector Plan's completion, and adoption as a comprehensive plan amendment, work may begin on plans for areas of at least 1,000 acres in size (known as Detailed Specific Area Plans).



## EXHIBIT A

### Scoping Meeting Attendees not at a Discussion Table

Max Spann, Weaver Boos Consulting  
Roxanne Brown, *The Daily Commercial*  
Mindy Heath, HDR Engineering  
Jim Sellen, VHB MillerSellen  
Hans Kahlert, Karl Corporation  
Sean Tracy, Zyscovich  
Randy June, June Engineering  
Jimmy Dunn, June Engineering  
Kevin Meridith, Boyd Development  
Ana Martinez Hubert, Polk County  
Gregg Wikstead  
Scott Boyd, Orange County Commissioner (District 1)  
Garrett Bess, Representative Daniel Webster's office  
Matt Paul  
Jimmy Roper, Roper Trust  
Jimmy Crawford, BCN Law Firm  
Fred Schneider, Lake County Public Works  
Bobby Bonilla, Lake County Parks and Recreation  
Brook Miller, Lake County Parks and Recreation  
John Arnold  
Al Tilly, Concept Construction  
Commissioner Sean Park, Lake County (District 2)  
David Heath, Lake County  
Scott Blankenship, Lake County  
Jim Stivender, Lake County  
Brian Sheahan, Lake County  
TJ Fish, Lake-Sumter Metropolitan Planning Organization  
Laura Turner, Laura Turner Planning Services



## EXHIBIT B

### Table Discussions

Table 1

#### Table Participants

Jim Hitt, City of Clermont (Table Facilitator)	Mark Griffith, Cra-Mar Groves, Inc.
Cindy Shields, Cagan Management	Tim Green, Green Consulting Group
David Yeager, Incident Management Solutions	James Mott, Cemex
Sue Thompson, IBI Group	
Ben Shepherd, Florida Fish and Wildlife Conservation Commission	

#### Economic Development

##### *Priorities*

- High density residential with shopping pod to capture traffic
- Office – high tech and walkable
- Agriculture research/development/manufacturing incubator

##### *Other Ideas*

- Large open space
- Small airport
- Recreation component with trails and connectivity
- Mass transit and multi-modal
- National Training Center expansion area
- Shopping pods

#### Natural Resources

##### *Priorities*

- Eco-tourism (low impact zip lines; environmental education; trails)
- Mitigation banks - gopher tortoises and wetlands
- Education center for schools, Boy Scouts, Girl Scouts, and other groups

#### Land Use and Built Environment

##### *Priorities*

- Light industrial/office/manufacturing/research (new roadways)
- Recreation connectivity (north to south and east to west); south for ecotourism/wellness aspect
- Keep density away from Lake Louisa; high density residential to the east

##### *Other Ideas*

- Open Space needs – preservation issues



## Exhibit B - Table 1 (continued)

### Transportation and Trails

#### *Priorities*

- Identify east-west corridor – location to connect US 27 to Toll Road 429 with north-south corridors (Hancock Road and Hartle Road)
- Expand “planned” trail into Sector Plan Area (Hancock Road)
- Connect Horizon West to State Park for trails (reverse capture)
- Airport – executive types

### Public Facilities and Infrastructure

#### *Priorities*

- Regional park needs to support growth
- Multi-school campus; preserve for future potential – VoTech, university, agriculture
- RIB expansion for Lake County; use of gray water

#### *Other Ideas*

- Fee-based parks (reasonable) for some uses to help make parks sustainable
- Consider zip lines, repelling, rope course



## Exhibit B - Table 2

### Table Participants

Michael Woods, Lake-Sumter MPO (Table Facilitator)	Doug Ross, ICI Homes
Jon Feazell, Lake Apopka Natural Gas District	Massoud Moradi, Atkins for OOCEA
Guy Pourda, Causseaux, Newett & Walpole	Dr. Raymond
Robert Thompson, South Lake Hospital	James Kinzler, City of Clermont
Joshua DeVries, Osceola County	
Kraig McLane, St. Johns River Water Management District	

### Economic Development

#### *Priorities*

- Transportation connections
- Public utilities
- Health and wellness related jobs
- Basic education
- Sports medicine
- Medical partnerships

#### *Other Ideas*

- Sports tourism/wellness
- Coordination with Horizon West
- Immediate job creation and future training for high paying jobs through research/education facilities
- Medical/high tech education facility
- Retail/residential; neo-traditional mixed use
- Health/wellness research and training

### Natural Resources

#### *Priorities*

- Resources/open space/mixed uses
- Reuse of water
- Study of existing species and movement patterns
- Regional water supply solution
- Ecological LDR's (land development regulations)
- Landscaping

#### *Other Ideas*

- Florida state water regulations
- Wildlife crossing/migration
- Regional water supply planning/hydrological planning
- Community park/recreation facility



## Exhibit B - Table 2 (continued)

### Land Use and Built Environment

#### *Priorities*

- Transportation/land use coordination; TOD nodes
  - Public utilities – industrial nodes
  - Rail
  - Entertainment/arts/sports
  - Developer rights
- Open Space/ecological area inventory
  - Wildlife type and movements
- Mix of commercial/residential/educational by node
- Transportation network first; consider transit corridors

#### *Other Ideas*

- Mixed land use (neo-traditional neighborhood)
- Transit oriented design
- Open space (natural setting); parks and recreation facilities

### Transportation and Trails

#### *Priorities*

- Proposed corridors important
- Regional connectivity – roads and trails
- Reduction in VMT (vehicle miles traveled)/multi-modal; based on nodes
- Incentives for developer to fund transit/premium transit
- Funding most important
- Coordination with MPO (Metropolitan Planning Organization), FDOT (Florida Department of Transportation), regional transportation plan; tie in with natural amenities like Lake Louisa State Park

#### *Other Ideas*

- Transit oriented design
- Multi-modalism
- Walkable residential/retail combined with planning
- PPP (public private partnership) as a funding source



## Exhibit B - Table 2 (continued)

### Public Facilities and Infrastructure

#### *Priorities*

- Master water/sewer study; private or public reuse; dry line system
- Reuse/power
- Park and recreation plan/study to determine need; connect with trail plan; active and passive; look at connections, destinations, and loops
- School/park co-locations; design to be walkable
- School needs based on Sector Plan

#### *Other Ideas*

- Green design
- Sustainable transportation
- Blend with natural surrounding/environment



## Exhibit B - Table 3

### Table Participants

Curt Henschel, City of Clermont (Table Facilitator)	Dawn McDonald, Lake County Schools
Dick Scott, Lake-Sumter State College	Jim Hall, VHB MillerSellen
Everett Holmes, Lake Apopka Natural Gas District	Michael Holbrook, Bowyer-Singleton
Jeffrey Scott, Prominent Building Group	
Suzanne Ray, Florida Department of Environmental Protection	

### Economic Development

#### *Priorities*

- Airport
- Industrial/Employment Center
- Complete road network

#### *Other Ideas*

- Bring Town Center into Sector Plan Area
- Agriculture – crops, green fuel, “E” fuel
- Agriculture – expand out Town Center to accommodate Lake County
- Regional airport in the area
- Valencia College to add jobs for both Orange and Lake Counties
- Job training and curriculum at schools to enhance/support Wellness Way goals (nutrition, sports, health, medical, agri-technology)
- Agriculture – existing and related uses
- Expand Town Center from Horizon West
- International Triathlon Center
- Sports venue
- Research and development/medical
- Wellness/medical
- Transportation
- Education
- Air facility
- Green business
- Agriculture – local, green ethyl, processing
- Mix of uses
- Complement Town Center





## Exhibit B - Table 3 (continued)

### Natural Resources

#### *Priorities*

- Connectivity between all recreation uses; trail ways
- High density development to discourage sprawl; away from natural resources
- Mitigation bank within Sector Plan area for tortoises
- Small processing plants for existing crops within area

#### *Other Ideas*

- Consider setting – orange groves, Conserv II, hills, wetlands (south), Lake Wales Ridge
- School siting in areas north away from wellfields in south
- Lake Wales Ridge Area – habitat; listed species
- Interconnect preserved areas; consider trails and habitats
- Link to Triathlon Center
- Pockets of high density with lots of open space
- Mitigation banks for gopher tortoises, sand skinks, and wetlands
- Management plans
- Solar farms
- Regional water supply – RIBs (rapid infiltration basins)
- View shed
- All native plants
- Recreate native ecosystems

### Land Use and Built Environment

#### *Priorities*

- Keep Town Center central – not separate from other uses
- Walkable schools within neighborhoods
- Airport facility

#### *Other Ideas*

- Schools included in community and new town center; walkable and bikeable schools; schools at community centers; schools new public facilities (civic uses); perhaps school near new 200-acre regional park in Conserv II that is being proposed by Lake County (within Clermont)
- Complete mix of uses
- Long term flexibility
- Neighborhoods
- School location driven
- Interconnected open space
- Airport



## Exhibit B - Table 3 (continued)

### Transportation and Trails

#### *Priorities*

- Keep connections (smaller) between neighborhoods from Horizon West to South Lake Sector Plan area
- Bring Hancock Road and Hartle Road south to southern end of Sector Plan area
- Create separate trail system from collector and arterial roads; grade separation for trails

#### *Other Ideas*

- Locate schools close to residential to reduce need for busing
- Encourage walking and biking to schools
- Numerous connections - don't just rely on large roads
- Neighborhood connections between Lake and Orange Counties
- Parallel roadways
- Develop entrance to state park over or under US 27
- Separate trails and arterials
- Grade separation for trails

### Public Facilities and Infrastructure

#### *Priorities*

- College needs property to support the businesses; not just public schools
- Dedicate "civic" land prior to development
- Funds collected by impact fees should be spent on the project

#### *Other Ideas*

- Don't allow development of residential units to occur until schools are built concurrently with development
- Co-locate schools and parks together
- Break down Sector into small development areas
- Allow smaller areas to be different from each other – not homogenous
- Benefit zone – dollars collected put back into Sector Plan area



## Exhibit B - Table 4

### Table Participants

Peter Brandt, City of Groveland (Table Facilitator)	David Holt
Michelle Beamon, Osceola County	Anita Geraci-Carver
Tina Demostene, Osceola County	Van Jochim, Fiscal Rangers
Jim Gleason, City of Mascotte	
James McLaughlin, Florida Fish and Wildlife Conservation Commission	

### Economic Development

#### *Priorities*

- Educational institution
- Medical and Research Facilities
- Businesses that make use of residents

#### *Other Ideas*

- Rather not put competitors in proximity to existing businesses
- Large sports venue (pro soccer stadium, Citrus Bowl)
- Existing industrial demand precludes much industry
- Technology – biotech
- Balance of the base with natural environment
- Vocational educational institutions as centers of the Sector Plan area
- Opportunity for diverse medical and research facilities
- Identify the skills of the existing residents and promote industries that match those skills



## Exhibit B - Table 4 (continued)

### Natural Resources

#### *Priorities*

- Identify most acceptable areas for relocation of species, consistent with natural resources; use landscape connectivity to enhance value
- Eco-tourism in conservation areas
- Protection of the aquifer

#### *Other Ideas*

- Identify the most acceptable areas for relocation of gopher tortoises
- Identify and promote conservation of portions of the site with connectivity to other onsite and offsite natural resources
- Look into onsite mitigation for both wetland and listed species impacts, including feasibility of an onsite mitigation bank
- If an onsite mitigation bank is feasible, explore a layout that has good connectivity with offsite resources to increase the value of mitigation credits
- Avoid the isolation of conservation areas; conservation with connectivity to other natural areas adds value for wildlife usage
- Stormwater management features/agriculture land as conservation
- Protect the aquifer recharge area; this could be a recreation/hiking area
- Connectivity of the preservation/mitigation areas with adjacent conservation areas
- This area could be a mitigation bank for other development

### Land Use and Built Environment

#### *Priorities*

- Cluster around existing Horizon West Town Center
- Maintain sight buffers to protect Lake Louisa
- Mix of residential types based on demand

#### *Other Ideas*

- Utilize TDRs (transfer development rights) for compensation
- Industrial would conflict with existing inventory
- Cluster housing near Horizon West Town Center area with mixed use development



## Exhibit B - Table 4 (continued)

### Transportation and Trails

#### *Priorities*

- Look at potential for including wildlife crossings
- Coordinate with adjacent counties and MetroPlan to develop one map showing all improvements
- Make sure that proposed roads connect with existing or proposed roads

#### *Other Ideas*

- Connect to Toll Road 429
- Look at tolls as alternative to impact fees
- If onsite mitigation is taking place, particularly in the southwest portion of the plan, then the inclusion of wildlife crossings under roads that cross these areas should be planned to preserve the landscape support value of the mitigation areas; this would be particularly important for the Sawgrass Bay Boulevard proposed corridor
- Integration of trails and water management features
- Multimodal roads
- Larger grid network for connectivity
- Toll roads would limit amount of retail development

### Public Facilities and Infrastructure

#### *Priorities*

- Identify who is going to provide utilities to the area
- Strongly encourage colocation and shared facilities with parks and schools
- Explore innovative approaches to alternative power sources and utilities

#### *Other Ideas*

- Address the South Lake County park deficiencies
- Expand/ensure internet system access to attract residents and businesses



## Exhibit B - Table 5

### Table Participants

Anita Greiner, Lake County (Table Facilitator)  
Stephanie Dougherty, Lake County Health Department  
Diane Chadwick, Stantec  
Betsy VanderLey, DRMP  
Andrea Ostrodka, LYNX

Jeff Richardson, CPH Engineers  
Brent Lacy, Littlejohn Engineering  
Wayne Bennett, Orange County  
Andre Anderson, Planning Design Group

### Economic Development

#### *Ideas*

- Inland Port – rail, truck, airport, rails, tracks
- Airport – small jets (6,000-foot runway)
- Medical
- Manufacturing
- Education
- Corporate regional offices and hotels
- Housing
- Research park – biomedical, technical, engineering, human performance facilities
- Work with City of Clermont so not competing for businesses being pursued
- Sports venue – regional park; training facilities; sports equipment and events
- Alternative energy facility – public utilities

### Natural Resources

#### *Ideas*

- Make sure that the following impacts are addressed: solid waste/water management; water use and its conservation; deterioration of plants from development; climate change/global warming
- Wildlife management to ensure invasive species are controlled, especially coyotes
- Reuse water
- Balance development with preservation to increase quality of life
- Agriculture – locally grown
- Recharge issues
- Capitalize on eco-tourism/conservation areas; need access to natural resources – trails, hiking, low-impact



## Exhibit B - Table 5 (continued)

### Land Use and Built Environment

#### *Ideas*

- Look at types of land use and allocation
- Cluster residential and corporate development
- Renewable resources – materials; green buildings
- Walkable neighborhoods
- Mixed use – services, commercial
- Hotels – extended stay, corporate offices
- Have “live, work, play” areas
- Communities that focus on a central unit
- Multi-use integration of uses
- Mini-warehouses
- Community support facilities
- Aged communities
- Land use and transportation tied together
- Airport
- Recreational uses
- Manufacturing campus district
- Town Center – Lake and Orange Counties share
- Synergistic land uses
- Human scale as look at roads and transportation

### Transportation and Trails

#### *Ideas*

- Strong connection between Toll Road 429 and US 27 which should include multiple connections
- Transit
- Regional transportation
- Alternatives to road widening because roads are not financially feasible
- Secondary road network
- Walking paths not adjacent to roadways for safety
- Crossovers to allow safe crossings on major roads
- Network connectivity; the more there is, less likely to need six and eight lane roads
- Complete streets – no residential next to high speed roads
- Crosswalk – easy to walk, closer and more crosswalks
- Look at funding mechanisms first
- Obtain right-of-way ahead of time



## Exhibit B - Table 5 (continued)

### Public Facilities and Infrastructure

#### *Priorities*

- Water/Wastewater – look at revenue source
- Regional wastewater, stormwater, potable water – manage quality of the system
- Combine sites/resources

#### *Ideas*

- More schools with small sites; look at proper sizing and site
- Combine parks and school uses
- Funding issues to build and maintain parks
- Stormwater – not developers responsibility
- Police/fire/EMS sites
- Sheriff substations/schools/parks combined to have multiple uses
- Cafeteria to be used by multiple schools – put middle and high schools together and section them off to keep them apart
- Lines for underground high-speed internet connections should be turned over to municipalities as revenue source





## Exhibit B - Table 6

### Table Participants

Steve Greene, Lake County (Table Facilitator)  
Bill Kercher, WCK Planning  
Chris Keller, Land Design South  
Joe Saunders, Minneola Vice Mayor

Timothy Bates  
Brian Sanders, Orange County  
Michael Duer, Avcon  
Greg Witherspoon, Canin

### Economic Development

#### *Priorities*

- Business growth based on small executive airport
- Sports/wellness industry
- Teaching/medical college

### Natural Resources

#### *Priorities*

- Conservation and efficient management of water – have reclaimed water available to Lake County customers; consistent with South Lake Water Initiative; maximize use of reclaimed water and minimize distribution cost
- Eco-tourism in southern portions of the Sector Plan Area
- Agricultural preservation through use of TDRs and incentives

#### *Other Ideas*

- Cooperative use of existing RIB lines to supplement public/private facilities and service providers
- Look at capacity/distribution issues

### Land Use and Built Environment

#### *Priorities*

- Compact development with phasing plan
- Land use absorption and monitoring to ensure public facilities concurrent with impacts
- Maximize existing facilities by directing development to those areas

#### *Other Ideas*

- Balance land use types
- New town with emphasis on mix of residential/commercial/industrial



## Exhibit B - Table 6 (continued)

### Transportation and Trails

#### *Priorities*

- Identify funding mechanism for transportation systems – trails, transit, multi-modal, and right-of-way expansion
- East-west nodal arterial network design based on land use types
- Support possible future expansion of limited access facility

#### *Other Ideas*

- East-west corridor – two lanes initially; multi-modal; emphasis on transit
- Land Use access near interchanges

### Public Facilities and Infrastructure

#### *Priorities*

- Schools – assess existing facilities and transportation and existing school demand
- Strongly encourage pre-determined school locations based on land use
- Strongly encourage use of alternative energy sources for public facilities (e.g., master planned water re-use plan)



## Exhibit B - Table 7

### Table Participants

Dottie Keedy, Lake County (Table Facilitator)

Lisa Fairchild, Kleinfelder

Colleen Puglisi, Orange County Utilities

Brandi Haines

Leslie Campione, Chairman - Lake County Commission (District 4)

Ryan Cunningham, Kittelson & Associates

Eliza Harris, Canin & Associates

Paul Deuel, City of Orlando

Rex Clonts, Clonts Groves

### Economic Development

#### *Priorities*

- Light/clean manufacturing
- Agriculture (transitional and long term)/green space
- Ecotourism/trails/parks/health tourism
- Hotels

#### *Other Ideas*

- Heavy manufacturing in appropriate areas
- Health care/educational uses; partner with Valencia College
- Mixed and negative feelings on airport
- Don't exclude the possibility of a regional airport
- Sports venue under certain circumstances
- Like economic gardening idea
- Live/work spaces; affordable incubation
- Hotel rooms in a rural, town or village model to provide an alternative stay environment; option for Central Florida tourists
- Clean manufacturing in a mixed use environment
- Continue agriculture; higher yield crops (organics; local food movement)
- Use agriculture as open space; financial credit to owners to incentivize protections of ranches/groves from nuisance complaints
- Support agriculture value-added/artisanal products; healthy lifestyle
- Minimize subsidy of sports or other economic "hunting"
- Flexible mixed use framework



## Exhibit B - Table 7 (continued)

### Natural Resources

#### *Priorities*

- Utilize cluster development to protect natural resources
- Innovative stormwater techniques – rain gardens, etc.
- Promote reuse and recharge – use as a “brand” for marketing

#### *Other Ideas*

- Native landscaping; tree protection
- Organic agricultural promotion
- Prohibit invasive plants in landscaping
- Compensate land owners with unprotected land through mitigation, land banking and TDRs to preserve uplands, etc.
- Matching development with resources that may be impacted, such as clustering to set back from wetlands or promoting estate homes (think Celebration) in southern part of the Sector Plan Area to allow lower densities near sensitive wetlands
- Green Swamp is west of US 27 and no further setbacks are necessary to protect Green Swamp
- Clustered development to be balanced with conservation; includes both traditional neighborhood development and naturalistic conservation subdivisions
- Narrow roads, reduce lanes (number and width) to minimize impervious surface and runoff; build on good soils
- “Green streets” – stormwater infiltration like Seattle
- Native/Florida Friendly/edible landscaping
- Encourage organic; farm to table
- Tie agriculture to view sheds and compensate the owners
- Hotel rooms for Lake Louisa – eco-tourism
- Find ways to compensate owners of uplands with ecological value to preserve
- Reserve highest elevations for public/common areas and civic buildings
- Emphasis on contiguous conservation, not fragmented
- Reuse water for agriculture; minimize landscaping that requires high irrigation
- Single stream and commercial recycling; central composting



## Exhibit B - Table 7 (continued)

### Land Use and Built Environment

#### *Priorities*

- Become the “Lake Nona” of Lake County with a balance of jobs and housing; mix of housing types (townhomes, equestrian homes, estate homes) for all incomes; housing ancillary to other uses
- Protect character of the area
- Consider uses in Horizon West as land uses are identified and located within the Sector Plan Area

#### *Other Ideas*

- Consider a combination of Lake Nona, Celebration, and in limited areas Baldwin Park; this interspersed with light manufacturing and medical complexes
- Many different scales of parks (regional, neighborhood, pocket)
- Diversity of uses – mixed uses in communities not on highways/major roads
- Not a bedroom community
- Small lot single family and mixed use
- Jobs/housing balance in the long term
- Mix of housing types to provide choices
- Have some villages with rural character
- Transit-oriented
- Walkable schools, walkable neighborhoods
- Major roads with views not surrounded by development; development at nodes
- Consider land use and transportation together

### Transportation and Trails

#### *Priorities*

- Look at connection to Toll Road 429
- Need north-south connections to Schofield Road
- Promote connectivity for pedestrian areas
- Need recreational trails and trails along roadways
- High speed east-west roads needed for economic development



## Exhibit B - Table 7 (continued)

### Transportation and Trails (continued)

#### *Other Ideas*

- Mixed feelings on need for transit and tolls
- In addition to the presented corridors, Hancock Road should be extended south to Schofield Road; also Hartel Road
- If the Wellness Way corridor is designed as a toll road, it should have pedestrian/trail underpasses
- Multi-modal
- Slow down neighborhood and commercial streets
- Consider crossing distances and speeds of roads, separating residents
- No six lane roads; phasing of roads
- Emphasize road construction from two lanes to four lanes
- Minimize private access (i.e., driveways) on major roads; increase street intersections in developed areas
- Recreational trails along lakes and barriers with few intersections or driveways
- Multiple parallel through roads, not rely only on one connection
- Connectivity; local connectivity, local streets connecting across properties
- Recreation trails are different from bicycle/pedestrian transportation (some overlap; consider night safety from transportation cycling and pedestrian activity)
- Transit between centers and to Horizon West Town Center
- Toll road okay if for trucks
- Wide sidewalks and commercial or wide roads

### Public Facilities and Infrastructure

#### *Priorities*

- Funding for necessary utilities; market driven
- Need for regional and neighborhood parks; incorporate into residential areas
- Plan for school sites and provide adequate bicycle/pedestrian facilities to the schools, such as Safe Routes to School program
- Look at regional wastewater resources for state of the art uses
- Underground all utilities

#### *Other Ideas*

- Parks at different scales (regional, neighborhood, pocket); connected with trails
- Co-locate schools with neighborhood uses, community rooms, shared theaters, shared library, shared parks, YMCA (like Lake Nona)
- Walkable schools; centrally located, integrated into neighborhoods; no isolation
- Sustainable wastewater
- Consider K-8 and K-12 schools
- Cost-share funding
- Minimize irrigation needs



## Exhibit B - Table 8

### Table Participants

Pamela Richmond, Lake-Sumter MPO (Table Facilitator)	Larry Grashel, Landmark Custom Builders
Peggy Cox, Alliance to Protect Water Resources	Wayne Saunders
Jimmy Conner, Lake County Commissioner (District 3)	Brian Canin, Canin & Associates
Brian Herman, CES	Rob Ern
Heather Garcia, Florida Department of Transportation	

### Economic Development

#### *Priorities*

- Agriculture as an economic development business generator
- Clean energy/renewable energy projects
- Take advantage of economic development that supports and complements quality of life and lifestyles people want that comes with a health and wellness lifestyle theme
- Sports facilities (e.g., softball, lacrosse, high end equestrian events, and training facilities)

### Natural Resources

#### *Priorities*

- Work with Conserv II to protect aquifer recharge and investigate renewable energy development opportunities
- Identify and set aside the existing “untouched” natural areas
- Highest points of Lake Wales Ridge are found in this area and should be investigated for preservation – views and recharge

#### *Other Ideas*

- Accessibility to Lake Louisa State Park

### Land Use and Built Environment

#### *Priorities*

- Understand Horizon West and what will happen there over the next several decades; make South Lake Sector Plan development decisions based on non-competitive land uses, such as land uses that create jobs
- Concentrate on creating an employment center
- Office, light industry, medical facilities, secondary/higher education facilities



## Exhibit B - Table 8 (continued)

### Transportation and Trails

#### ***Priorities***

- Avoid leapfrog development by focusing transportation projects more to the north
- Need several connections long term
- Multimodal options need to be incorporated into not just transportation network but also land development choices

### Public Facilities and Infrastructure

#### ***Priorities***

- Need a funding strategy to pay for new facilities
- Requires working closely with St. Johns River Water Management District to get permits for water
- Cooperative effort between Clermont, utility companies and developers to get water and sewer facilities in place/explore available capacity in Orange County
- Quality of life will dictate the need for local, neighborhood parks
- Schools will most likely be needed





## Exhibit B - Table 9

### Table Participants

Paul Simmons, Lake County (Table Facilitator)	Craig Langley, Broad and Cassel
Wes Easterday, Lake Apopka Natural Gas District	Bill Ray, Ray and Associates
Tony Rosado, Mayor – City of Mascotte	Jamie Hanja
Joe Roviato, Luke Transportation Engineering Consultants	Ben Ellis, Weaver Boos Consulting

### Economic Development

#### *Priorities*

- Worried about tailoring to a certain catalyst; wants a flexible guideline for positive growth; mixed use development
- Work with and complement Horizon West
- Public transportation is key to economic growth
- Connectivity is key
- Focus on quality of life – parks, trains, etc.

#### *Other Ideas*

- How the Sector Plan benefits cities within Lake County as a whole; how does it tie into other cities
- Regional effect as a whole
- Sprawl without economic development
- Create a regional employment base with long term stable employment
- Gas and cost of living will drive this to be a mixed use region
- Sports/wellness industry

### Natural Resources

#### *Priorities*

- Natural Resources are an amenity for the area
- Preserve a wildlife corridor
- Maintain existing topography
- Limit practices that have high potential for groundwater contamination
- Pervious parking/concrete
- Dark skies
- Public access to natural resources
- Work with state management agencies



## **Exhibit B - Table 9 (continued)**

### **Land Use and Built Environment**

#### ***Priorities***

- Minimum not maximum densities; density is key to increasing efficiency
- Less concern with use; more concern with design
- Multimodal community
- Reduce land use types

### **Transportation and Trails**

#### ***Priorities***

- Strict access management
- True grid pattern; north-south connections to east-west corridors
- Include destination-oriented pedestrian trails
- Purchase excess right-of-way now for nodes for future transportation
- Crosswalks over roads

### **Public Facilities and Infrastructure**

#### ***Priorities***

- Coordinate within the Region for water, sewer, and reclaimed water
- No landfill or place for construction debris
- Master Park Plan with active and passive parks
- Encourage use of school facilities by community



## Exhibit B - Table 10

### Table Participants

Emily Thompson, Lake County (Table Facilitator)	Sean Armstrong
Dolly Miller, City of Groveland	Kath Odom
Al Tilly, Concept Companies	Christy Clank, KW Commercial
Caroline Knight, Florida Department of Economic Development	

### Economic Development

#### *Priorities*

- Housing ancillary business is needed to support new hospital campuses (Orlando Health and Florida Hospital) in Horizon West
- Single family and multi-family housing
- Manufacturing jobs; give incentives to attract companies; need transportation corridors to support logistics for manufacturing companies
- Green businesses – biofuel, solar
- Residential mix depends on what kind of hospital campuses will be in Horizon West (research hospital or not)
- Skilled manufacturing, skilled industrial

#### *Other Ideas*

- Disney workers' housing
- Need to begin discussions/make connections with the two hospitals with future campuses in Horizon West

### Natural Resources

#### *Priorities*

- Green Swamp – nearby development will drain into Green Swamp; need to have eco-sensitive development in this area; protect wildlife and water conservation
- Responsible development in recharge area
- Ecotourism throughout – birding, catch and release fishing
- Familiarize people with different kinds of habitats for native species

#### *Other Ideas*

- South of Schofield Road, too wet for development
- Options for conserving water through responsible irrigation
- Eco-tourism with bicycling (like the West Orange Trail)
- Inventory all environmental assets
- Conserv II and reclaimed water



## Exhibit B - Table 10 (continued)

### Land Use and Built Environment

#### ***Priorities***

- Mixed use/master planned community adjacent to Horizon West Town Center; single family homes with 1/8-acre lots; will leave land open for conservation, parks and recreation; coordinate land use with what is already planned for Horizon West
- Open Space – create wildlife corridors to protect native species, where applicable, and where they coordinate with Horizon West
- Keep high density development out of recharge area

#### ***Other Ideas***

- Land needs to be set aside for specific use with the ability to be flexible
- Celebration style mix of uses and clusters

### Transportation and Trails

#### ***Priorities***

- Completing a network; Toll Road 408 or Toll Road 429 to Wellness Way; limited number of interchanges
- Add public transportation when density can support it
- LYNX Lymmo loop concept from Horizon West Town Center to adjacent high-density housing in Sector Plan; consider density and schedule
- Connect trail from West Orange Trail in Clermont to Lake Louisa

#### ***Other Ideas***

- Executive airport south of Schofield Road to serve theme parks with mitigation
- Internal captures: residential, commercial, schools
- Airport
- Involve MetroPlan

### Public Facilities and Infrastructure

#### ***Priorities***

- Regional park on Conserv II; work with Orange County to make happen
- Funding – see which agencies offer grants and matching funds; cooperate with Orange County and water management district to address regional solutions
- Utilities – wastewater treatment plant, sanitary sewer; pumping efficiency related to topography
- Schools – neighborhood schools as part of master planned communities, get developers to donate land – tech school

#### ***Other Ideas***

- 100-acre park on Conserv II property
- Accommodate two elementary schools, one middle school, and one high school



## Exhibit B - Table 11

### Table Participants

Rick Hartenstein, Lake County (Table Facilitator)  
Ben Gugliotti, Lake County Water Authority  
Tracy Mouncey, Tracy Mouncey & Associates  
Dan Hayes, Wicks Consulting

Teresa Remudo, Orange County  
Bobby Wesley, RVW Strategies  
Brad Cornelius, WadeTrim

### Economic Development

#### *Priorities*

- Hospitals (health/wellness; medical research)/Sports complex – regional (soccer, softball, etc.)
- Ecotourism

#### *Other Ideas*

- Residential development; mixed use (multi-family and single family with commercial and professional uses)
- Village concept
- Utilize existing assets
- Partner with education facilities for job creation
- Focus on growing existing assets; health, wellness, fitness, quality of life; support hospital and health industries and those that serve/support them; South Lake County has great natural resources; grow sports and sports tourism, expand and grow resources for races, tournaments, etc.
- Ecotourism – build on the existing assets; maintenance of natural resources supports quality of life and attracts/supports other related industries
- Define the Region's branding
- Select industry to market for relocation
- Sports tourism



## Exhibit B - Table 11 (continued)

### Natural Resources

#### *Priorities*

- Integrated land use
- Coordinate development with environmentally sensitive areas
- Cluster type of development

#### *Other Ideas*

- Preservation of endangered habitat
- Create wildlife corridors
- Set aside high quality environmental areas and direct development to already disturbed areas
- Protect high recharge areas
- Determine the natural resources and environmental resources in the area and integrate into land use planning
- Make sure environmental regulations are clear to protect natural resources
- High densities along corridors
- Village concept to promote grouped densities
- Reclaimed water can be used with new development
- Create wetland banks/mitigation
- Protect rare habitat
- Protect listed species
- Be aware of high aquifer recharge areas
- Identify additional conservation areas
- Focus development in disturbed areas (old agricultural areas)
- Smoke shed areas for prescribed burnings

### Land Use and Built Environment

#### *Priorities*

- Mixed use development – single family residential, multi-family, commercial, professional
- Use Conserv II property for RIBs and solar energy (renewable)
- Have major commercial areas along major highway corridors; industry along US 27 corridor

#### *Other Ideas*

- Have density along US 27
- Clusters planned with corridors
- Development credits
- Swapping of densities in equivalent uses



## Exhibit B - Table 11 (continued)

### Transportation and Trails

#### ***Priorities***

- Public/private partnerships for funding (Pioneer type agreement)
- Toll road corridors
- Use of mass transit

#### ***Other Ideas***

- US 27 and I-4 future connection to “rail”

### Public Facilities and Infrastructure

#### ***Priorities***

- Lake County consider becoming a utility provider; become part of utility co-op for regional utility services
- Regional park
- Need for elementary, middle, and high schools; co-mingle parks and schools

#### ***Other Ideas***

- Density bonuses or development credits for utility provisions
- Incorporate utilities into master densities
- Create and encourage CDDs (community development districts) to support infrastructure



## Exhibit B - Table 12

### Table Participants

Robert Chandler, Lake County (Table Facilitator)  
Tim Loucks, Groveland City Commissioner  
Robert Ruggiano  
TJ Karr, Horizon Land Management

Chuck Piper  
Elaine Imbougla, Modica & Associates  
Jim Modica, Modica & Associates  
Jim Karr, South Lake Crossing

### Economic Development

#### *Priorities*

- Open diverse economic base (tourism, health & wellness); no restrictions
- Local governments need to encourage companies to relocate through economic incentives; show that by coming they will save money
- Public-private partnerships
- Marketing

#### *Additional Ideas*

- Infrastructure first
- Infrastructure and end users go hand in hand
- Not enough major industry producing good jobs
- Attract major corporations through “Investors Business Daily”, such as medical firms like Lake Nona, check on Initial Public Offerings (IPOs) to find large growing companies
- Use expert recruiters to bring companies to this area
- Need to be self-sustained; quality of life; schools, roads, transportation must be first rate
- Collaborate with Orange County and Orange County cities; make sure uses and mixes are complementary and don’t compete across borders
- Sporting venues; minor league teams
- Airport – maybe, but have small users so as not to preclude certain land uses
- Other funding sources – bond issues, creative sources
- Use governmental incentives
- Need to attract corporations that pay a livable wage; not McDonalds, Burger King, WalMart
- Build on the medical industry that already exists by approaching: Cerner Corporation and Network Appliances (listed on the stock exchange); companies that help hospitals, doctors and dental offices manage their personal and patient files; Intuitive Surgical (make robotic surgery machines that are used at South Lake)
- Three upcoming IPO’s: Atossa Genetics (Washington state) – diagnostic testing breast and pre-cancer; Radius Health (Massachusetts) – therapeutic osteoporosis and women’s health; and Singulex Inc. (Colorado) – cardiovascular disease
- Other corporations that could be approached to relocate their corporate offices here are: Tractor Supply (rents farm equipment); Dollar Tree; Dollar General; Eaton Corporation
- Toll roads should have a limited life; when the bonds are paid off the tolls should end





## Exhibit B - Table 12 (continued)

### Natural Resources

#### ***Priorities***

- Water
- Protect owners and environment through TDRs, mitigation credits, ecotourism, etc.
- Target environmentally friendly companies

#### ***Additional Ideas***

- Potable water will be limited after 2013
- No-water developments
- Interconnect and capitalize on reclaimed water
- Outfit with reclaimed water cause CUP (consumptive use permit) limits
- Retention ponds aren't enough, we need RIBs
- RIBs need to be on west side of ridge
- Lakes are going down due to water use
- Significant savings from utilizing reclaimed water similar to South Lake Water Initiative
- Environmentally sensitive tracts need to be protected; corridors preserved; smart growth
- Green buffer areas; trade density for environmental protection on other lands (credits)
- Make sure land owners with largely environmental properties aren't completely stripped of value
- Turn environmentally sensitive areas to ecotourism and offer incentives to do so

### Land Use and Built Environment

#### ***Priorities***

- Flexibility with density
- Codes and criteria that are flexible but provide guidance for uniformity
- Short-term rental zones; closer to Disney
- Include tourism as a use; more than just ecotourism, sports, etc.

#### ***Additional Ideas***

- Keep green areas green
- Regional parks and protect natural corridors
- Big boxes & retail near major corridors
- Plan regionally
- Slower market equals lower density
- Let market determine product type; don't force it because it changes over time
- Retail village rather than retail corridor



## Exhibit B - Table 12 (continued)

### Transportation and Trails

#### ***Priorities***

- Explore all funding options (like MSTUs, TRIP funding, tolls); more than impact fees
- Interlocal cooperation and planning (between Lake County, Orange County, cities, land owners, Disney, etc.); way for transportation to be feasible
- Sharing of costs; don't put all the burden on the land owners
- Local access to corridors; don't want to create a one-way tunnel to Orange County

#### ***Additional Ideas***

- Make sure that there north-south and east-west corridors
- Wellness Way Corridor is very important

### Public Facilities and Infrastructure

#### ***Priorities***

- Funding mechanism that encourages developments to move forward
- Share costs for schools and compensate land owners for community uses
- Sub-regional plans, with participation from both counties on schools and utilities

#### ***Additional Ideas***

- Regional plan utilizing all local providers
- Utilities lines should be put in based on developers agreement
- Pay as you go
- Explore all options for schools
- Designate community sites ahead of time
- Prepare for expansion of schools, after initially build
- Charge money for car parking to encourage use of buses
- Stormwater harvesting



## Exhibit B - Table 13

### Table Participants

Adam Sumner, Lake County (Table Facilitator)	Susan Yawn
C.L. McCrane	Bobby Luthra
Sadigue Jaffer	Dennis Foltz, Town of Oakland
Richard Crotty, Richard Crotty Consulting Group	
Hugh Harling, East Central Florida Regional Planning Council	
James Stansbury, Florida Department of Economic Opportunity	

### Economic Development

#### *Priorities*

- Clean tech businesses
- Marine manufacturing
- Wellness and medical businesses
- Large box warehouse distribution

#### *Additional Ideas*

- Keep citrus
- Industrial parks along Toll Road 429
- Training facilities (carpentry, management, service) near theme park
- Trails to connect across the State of Florida
- Become the next Lake Mary
- Medical and mixed uses; not housing
- Transition area jobs to good jobs and light manufacturing
- Education
- Make economic development primary initial focus then housing; don't just start with housing; look at Clear Springs (Bartow, FL) as an example – started within non-residential economic development not residential



## Exhibit B - Table 13 (continued)

### Natural Resources

#### *Priorities*

- Aquifer; protect water
- Use of native plants
- Have a balanced plan for development

#### *Additional Ideas*

- Protect gopher tortoises
- Protect quality of life but also provide for job creation
- Use existing environmental protection regulations
- Address water quality and quantity
- Maximize animal habitats
- Wetland protection through credits; set aside areas for mitigation
- Use TDRs
- Encourage cluster development more towards the north and away from the 100-year floodplains; property ownership should be a consideration
- Consider impacts to the Green Swamp that may occur (drainage, wastewater, water supply)
- Conservation easements are not required until the Detailed Specific Area Plans (DSAPs) are being done

### Land Use and Built Environment

#### *Priorities*

- Cluster development, including residential
- Regional park needed – active use
- Diversity of development and different scales

#### *Additional Ideas*

- Phase development based on transportation capacity
- Mixed uses
- Need a community with an identity
- Flood plain
- Unified design standards
- Rural protection areas – copy Heathrow development; green uses encourage LEED development; use village concept similar to Horizon West villages



## Exhibit B - Table 13 (continued)

### Transportation and Trails

#### ***Priorities***

- Trails to connect natural resources and neighborhoods
- Toll Road from Toll Road 429 to Schofield Road
- Bus Rapid Transit

#### ***Additional Ideas***

- Don't limit use of trails; allow horses; connect to state system
- Senior transportation
- North and east roads
- Hartwood Marsh Road

### Public Facilities and Infrastructure

#### ***Priorities***

- Central wastewater and water supply
- Active regional park on Conserv II property (include soccer park)
- High tech incubators or clean tech firms

#### ***Additional Ideas***

- Build UCF-LSSC research facilities
- Expand career and technical assistance
- Consider wildlife areas
- Need a regional approach
- Monitor ocean levels
- Need amenities for residents and businesses
- College campus setting
- Central wastewater and water supply have to be an essential component to bring the type and quality of economic development that Lake County needs and should want
- Provide high tech infrastructure (internet service; fiber optics, etc.); refers to recent article in *The Orlando Sentinel* about this infrastructure in Lake Nona/Medical City making it a "smart city"



## Exhibit B - Table 14

### Table Participants

Aaron Mercer, City of Minneola (Table Facilitator)  
Jerry Chicone, South Lake Planning Growers Group  
Greg Beliveau, LPC Urban and Regional Planning  
Roger Sims, Holland & Knight  
Maury Boyd, McKinnon Corporation

Jim Ross, Ross Groves  
Kendell Keith, Planning Design Group  
Michael Carradino, South Lake Tablet  
Ashley Boyd, McKinnon Corporation  
Herb Kahlert, Karl Corporation

### Economic Development

#### *Priorities*

- Mixed use housing; unique sustainable development
- Renewable energy businesses
- Education – four-year university with sports venue

### Natural Resources

#### *Priorities*

- Plan provides flexibility with resource protection and TDRs
- Use of mitigation banks and credits when necessary
- Protect the topography but provide a balance of cut and fill

### Land Use and Built Environment

#### *Priorities*

- Evaluate boundary uses – compatibility
- Focus on industrial land use for employment centers
- Develop industrial land use with transportation network
- Promote job creation and employment centers

### Transportation and Trails

#### *Priorities*

- Extend two roads south all the way to most southerly east-west road
- MPO to integrate mass transit into Long Range Transportation Plan
- Focus on building arterial roadways first and toll roads last
- Interconnect trails system – north-south and east-west
- No support for toll roads

### Public Facilities and Infrastructure

#### *Priorities*

- Create and foster good intergovernmental coordination
- Utilize private utility, schools, etc.
- Support regional park, civic centers, libraries – everything that makes a community



## **EXHIBIT C**

### **Comments Submitted Outside the Scoping Meeting and Received by November 8, 2012**

Two comments were submitted separately from the November 1, 2012 Scoping Meeting. Those comments are provided here, grouped by the five discussion topics used during the Scoping Meeting.

#### **Economic Development**

- Research and evaluate surrounding areas (Orange and Lake Counties)
- Determine what's needed and build with a purpose
  - Smart housing – diversify, green communities, maximize lake fronts
  - Healthcare – Florida Hospital, Nemours, Medical Group, research
  - Village style – Downtown
  - Business Development

#### **Natural Resources**

- Coordinate with Sierra Club regarding potential for wildlife crossings into Boggy Marsh area of Green Swamp

#### **Land Use and Built Environment**

- Determine what's needed and build with a purpose
  - Smart housing – diversify, green communities, maximize lake fronts
  - Healthcare – Florida Hospital, Nemours, Medical Group, research
  - Village style – Downtown
  - Business Development
- Cluster development near State Road 50
- Allow stormwater ponds that are open to the public to count toward open space
- Transfer development out of the 100-year floodplain and designate the floodplain as open space, particularly the southeastern area of the site

#### **Transportation and Trails**

- Intergovernmental participation
- Current, top priority county line projects
- Develop non-toll roads
- Expand toll roads
- Develop trails – example of West Orange Trail and Downtown Winter Garden
- Develop transportation linkages into Orlando
- Coordinate multimodal potential with Polk County for public transportation along US 27



## **Exhibit C (continued)**

### **Public Facilities and Infrastructure**

- Require treatment of the first three inches of stormwater because the site provides high recharge for the aquifer
- Require detailed flood studies of the 100-year floodplain
- Develop regional recreational linkages
- Require connection to central wastewater with advanced treatment standards
- Review monitoring reports for Conserv II wastewater treatment sprayfields and the recycling of 25-30 mpgd of water and become aware of the potential impacts on the hydrology of the area
- Coordinate potable water supply with Central Florida Water Initiative
- To protect water quality of high recharge areas, limit area available for golf course development or require golf courses to develop and implement pesticide and herbicide monitoring plans

### **Other Comments Specific to Area 2 (901 acres)**

- Connect road system to Orange County
- Establish north-south connecting roads
- Commercial, offices, housing, etc.
- Orange County-City of Winter Garden-adjoining area- current projects
- Cross county utilities and schools (Orange and Lake Counties) – if this can be done

